

Planning (Listed Buildings and Conservation Areas) Act 1990  
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for  
Listed Building Consent

To Mr & Mrs M Milner  
c/o William J Stockdale  
The Pines  
Thornton le Street  
Thirsk  
YO7 4DS

The above named Authority being the Planning Authority for the purposes of your application validated 28 September 2016, in respect of the proposed **conversion of outbuildings to form residential annexe accommodation** at **Troutsdale Mill Farm, Troutsdale** has considered your said application and has **granted** consent in respect of the proposed works subject to the following conditions:

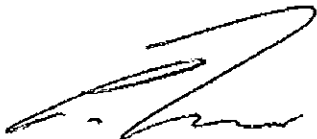
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Document Description                               | Document No. | Date Received   |
|--|--------------|-----------------|
| Email from Bill Stockdale                          |              | 1 December 2016 |
| General Arrangement As Proposed MM/1/7/16-02 Rev B |              | 1 December 2016 |


or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. No work shall commence on site to demolish and reconstruct that part of the east elevation marked on the approved plans until a statement detailing the method of dismantling and reconstructing the building has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for the reuse of the existing materials, details and position of any new materials and shall include annotated drawings of the existing and proposed elevations of the building. The work shall not be carried out otherwise than in accordance with the details so approved.
4. No work shall commence on the repair of the roof of the building to which this permission relates until a schedule of repair works has been submitted and approved in writing by the Local Planning Authority. The schedule shall provide for the repair of the existing roof timbers where possible and details and position of any new materials. The work shall not be carried out otherwise than in accordance with the approved details.

Continued/Conditions



Mr C M France  
Director of Planning

Date  3 JAN 2017

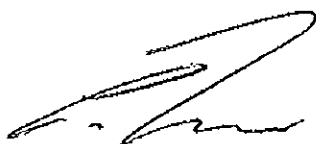
Planning (Listed Buildings and Conservation Areas) Act 1990

Continuation of Decision No. NYM/2016/0715/LB


Conditions (Continued)

5. No work shall commence on the installation of any walling linings or treatment of the floor until details of these features to be installed in the new development have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
6. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. The external face of the frame to all new windows shall be set in a reveal of a minimum of 450mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France  
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Planning (Listed Buildings and Conservation Areas) Act 1990

Continuation of Decision No. NYM/2016/0715/LB

Conditions (Continued)

12. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13. All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
14. No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.

**Informative**


Planning permission has also been granted for this development. You are advised to obtain sight of the notice of planning permission and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the planning permission.

**Reasons for Conditions**


1. To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 – 5. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
- 6– 14. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France  
Director of Planning

Date  3 JAN 2017